

004.A

0004

0101.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

789,400 / 789,400

USE VALUE:

789,400 / 789,400

ASSESSED:

789,400 / 789,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 101

Owner 1: SUAREZ ELIZABETH GONZALEZ

Owner 2: MATHEUS JESUS I

Owner 3:

Street 1: 101 VARNUM ST

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: EBY JACKSON KENDALL & -

Owner 2: EBY ERIN JONES -

Street 1: 101 VARNUM ST

Twn/City: ARLINGTON

StProv: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Asbestos Exterior and 2574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7254																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	789,400			789,400			315072
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/30/20		

PREVIOUS ASSESSMENT								Parcel ID	004.A-0004-0101.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	630,600	0	.	.	630,600	630,600	Year End Roll	12/18/2019
2019	102	FV	555,200	0	.	.	555,200	555,200	Year End Roll	1/3/2019
2018	102	FV	492,800	0	.	.	492,800	492,800	Year End Roll	12/20/2017
2017	102	FV	450,500	0	.	.	450,500	450,500	Year End Roll	1/3/2017
2016	102	FV	450,500	0	.	.	450,500	450,500	Year End	1/4/2016
2015	102	FV	417,400	0	.	.	417,400	417,400	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EBY JACKSON KEN	74777-139	2	5/29/2020		900,000	No	No		
DEMEDEIROS MARI	62071-435		4/21/2013		419,900	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/24/2019	923	Porch	8,200	C					9/30/2020	Measured	DGM	D Mann											
1/10/2014	24	Renovate	89,000						7/29/2020	SQ Returned	JO	Jenny O											
									7/16/2020	SQ Mailed	MM	Mary M											
									5/10/2018	Measured	DGM	D Mann											
									5/19/2014	Meas/Inspect	PC	PHIL C											
									1/16/2014	NEW CONDO	BR	B Rossignol											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			SUMP PUMP. GLA=1979.											
Sty Ht: 1A - 1 Sty +Attic				A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 5 - Asbestos				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: GREEN				A Kits:	Rating:														
View / Desir: S5 - Size 5				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1926	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict: G21		Fact: .		Floor: M - Multi-Level															
Const Mod:				% Own: 55.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	4	M								
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%		Total:	10.8 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.05792534															
Electric: 3 - Typical				Const Adj.: 0.89338565															
Insulation: 2 - Typical				Adj \$ / SQ: 278.815															
Int vs Ext: S				Other Features: 86903															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 885030															
% Com Wall		% Sprinkled:		Depreciation: 95583					Juris. Factor: 1.00		Before Depr: 306.70								
				Deprecated Total: 789447					Special Features: 0		Val/Su Net: 306.68								
									Final Total: 789400		Val/Su SzAd: 306.68								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 004.A-0004-0101.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N					Total Yard Items:				Total Special Features:							Total:			
AssessPro Patriot Properties, Inc																			